

\$449,000 - 158 Johns Lane, Freeport

MLS® #979508

\$449,000

2 Bedroom, 2.00 Bathroom, 1,200 sqft

Detached Single Family on 0.30 Acres

ALAUQUA CREEK S/D UNRECD, Freeport, FL

**HUGE PRICE IMPROVEMENT-SAME
WATER VIEWS!**

Owner Builder, Custom Built - Waterfront
Florida Cottage on Alauqua Creek.

Qualifies for 100% USDA Financing!
This MUST SEE one-of-a-kind, custom waterfront home, designed by Designs by Vision, showcases exceptional craftsmanship and innovation. It features the patented Ty-Rite System, a revolutionary piling installation method where no wood touches the ground, ensuring superior durability and longevity. This system makes this home stronger than any other wood-pile waterfront home in the area! The home is elevated on wood pilings with a solid concrete foundation, enhancing flood protection, promoting air circulation beneath the structure, and significantly reducing long-term maintenance costs. The elevation also provides ample space to store a 20' boat and park up to four vehicles. Enjoy stunning views of Alauqua Creek from the spacious 10' x 20' covered porch, complete with custom steel-capped handrails. Inside, the open-concept living and kitchen area with an island offers incredible waterfront views. and is outfitted with custom solid wood cabinetry built from ¾ inch poplar wood, finished with crown molding. The kitchen features 1.5" thick granite countertops, a large island, 9' ceilings with crown molding, waterproof vinyl wood flooring throughout, LED lighting, and Whirlpool appliances. The home



is equipped with a 2 Ton Carrier HVAC system with heat pump (14 SEER) for year-round comfort.

Bathrooms include custom solid wood vanities, granite countertops, and ceramic tile flooring. Exterior features include Hardy board front siding, 29-gauge steel metal roofing and siding, a mound septic system, and a 4" well with two advanced filtration systems to ensure clean, safe water. The home is also pre-plumbed for an outdoor shower, perfect for rinsing off after fishing or watersports days or gardening. Recently pressure washed, the home is designed for low maintenance and watertight performance.

Affordable home on deep water that goes out to the Bay! Located near the Alaqua Creek Park Public Boat Launch, this property offers direct and quick access to Choctawhatchee Bay. No comparable homes in the area for this price. Homeowners and Flood insurance is very affordable, and utility bills remain low!

Best of all, there are no HOA fees or restrictions

Built in 2019

Essential Information

MLS® #	979508
Price	\$449,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,200
Acres	0.30
Year Built	2019
Type	Detached Single Family
Sub-Type	Detached Single Family

Style	Florida Cottage
Status	Active

Community Information

Address	158 Johns Lane
Area	20 - Freeport
Subdivision	ALAQUA CREEK S/D UNRECD
City	Freeport
County	Walton
State	FL
Zip Code	32439

Amenities

Utilities	Electric, Lift Station, Private Well, Septic Tank, Underground
Parking	Carport, See Remarks, Covered
View	Creek/Stream
Is Waterfront	Yes
Waterfront	Creek
Water View	Creek/Stream

Interior

Interior Features	Crown Molding, Kitchen Island, Recessed Lighting, Pantry, Shelving, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Microwave, Range Hood, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1

Exterior

Exterior Features	Balcony
Lot Description	Cleared, Flood Insurance Req, Interior Lot, Level, See Remarks, Survey Available, Within 1/2 Mile to Water
Windows	Double Pane Windows, Window Treatments
Roof	Metal
Construction	Foundation Stilts, Roof Pitched, Steel Frame, Trim Wood
Foundation	Foundation On Piling

School Information

Elementary	Freeport
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Middle	Freeport
High	Freeport

Additional Information

Zoning	County, Resid Single Family, Unrestricted
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Listing Details

Listing Office	Coldwell Banker Realty
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